

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-540

Orleans

N

EAS.326

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Campground Road Area

Photograph



Address: 18 Gile Road

Historic Name: Allen and Mabelle Wentworth House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1930

Source: Title research

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acres

Setting: This property is located on a small parcel on the north side of Gile Road. The surrounding area includes early-20th century cottage lots, and the area now built out with modest cottages and houses from the early-20th to the early-21st centuries. This house is set back on its parcel. The parcel is informally landscaped with lawn, groundcover and mature trees, with a raised, sand/dirt parking area in front of the house.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

18 GILE ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is an intact version of a one-story Craftsman cottage. The form consists of a main block with a low-pitched gable roof that has clipped gables, and a stepped-down cross-gable ell also with a clipped gable. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting open eaves with exposed rafter tails. Fenestration includes a mix of wood, 6/6 single-glazed windows that may be original, and large replacement window systems. The windows all have decorative tongue-in-groove wood shutters.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the earliest subdivisions at the west end of Campground Road was registered in 1915 by Robert E. Horton, who was then living in Boston. It was the first of three subdivisions he registered. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century. Horton's first subdivision laid out sixty-four lots and four roads - the northward extension of Bay Road, Gail's Way, Marion's Way, and Gile Road. In 1925 and 1930 Horton expanded the subdivision to ninety-two lots, including the lot on which this house would be built (Figure 2).¹ Finally, in April 1934 Horton planned his last subdivision in the area to the north of the 1925 plan.

In 1926, just after his 1925 expansion of the subdivision, Robert Horton sold Lots 72 and 73 (on which 16 and 18 Gile Road would be built) to Joseph A. and Margaret T. Carver of Braintree.² In 1929, the Carvers sold Lots 72 and 73, still with no reference to buildings, to Allen C. and Mabelle E. Wentworth of Boston (Dorchester).³ In 1931, the Wentworths sold both parcels to Florence

¹ Barnstable County Registry of Deeds, Plan Book 3/ Page 1 (1915), Plan Book 15/ Page 43 (1925).

² Book 454/ Page 322.

³ Book 469/ Page 256.

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M. Halloran of Wakefield, and then Florence immediately sold them back.⁴ Those were the first deeds to reference buildings, referring to the cottage they built on this Lot 73 (18 Gile Road).⁵ This would mean the cottage at 18 Gile Road was built by the Wentworths sometime between 1929 and 1931.

New Hampshire-born Allen Clark Wentworth (1892-1955) married Mabelle E. Murrow (1884-1973) in Braintree in 1918. Allen worked as a druggist. In 1944, the Wentworths, still living in Dorchester, sold Lots 72 and 73 to Howard N. and Iris A. Walker of Easton.⁶ In 1947, they sold Lot 72, still with no reference to buildings; and in 1948, the Walkers sold this Lot 73 with reference to buildings, to Philip and Abbie B. Dubin of Easton, MA.⁷

In 1953, the Dubins, now living in Eastham, sold this property to Raymond and Esther P. Walker of East Hartford, CT.⁸ Born in Greenwich, England, Raymond Walker (1892-1982) worked as a bank clerk. This property was inherited by their son, Eugene A. Pellett, and the house remains in the Pellett family.

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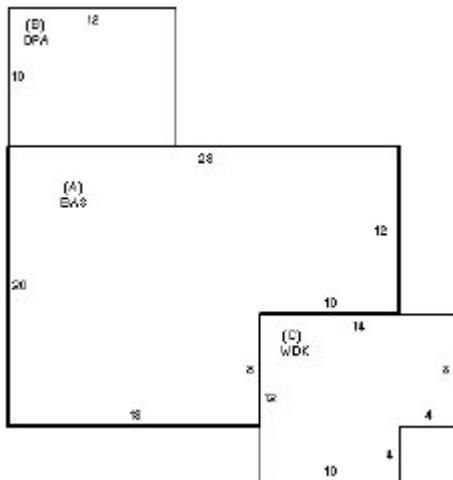


Figure 1. Assessor Sketch.

⁴ Book 486/ Page 422/ 423.

⁵ When Lot 73 was sold separately at a later date, that deed did not reference buildings; an indication that the cottage on this lot was the first to be built.

⁶ Book 616/ Page 28.

⁷ Book 703/ Page 59.

⁸ Book 840/ Page 345.

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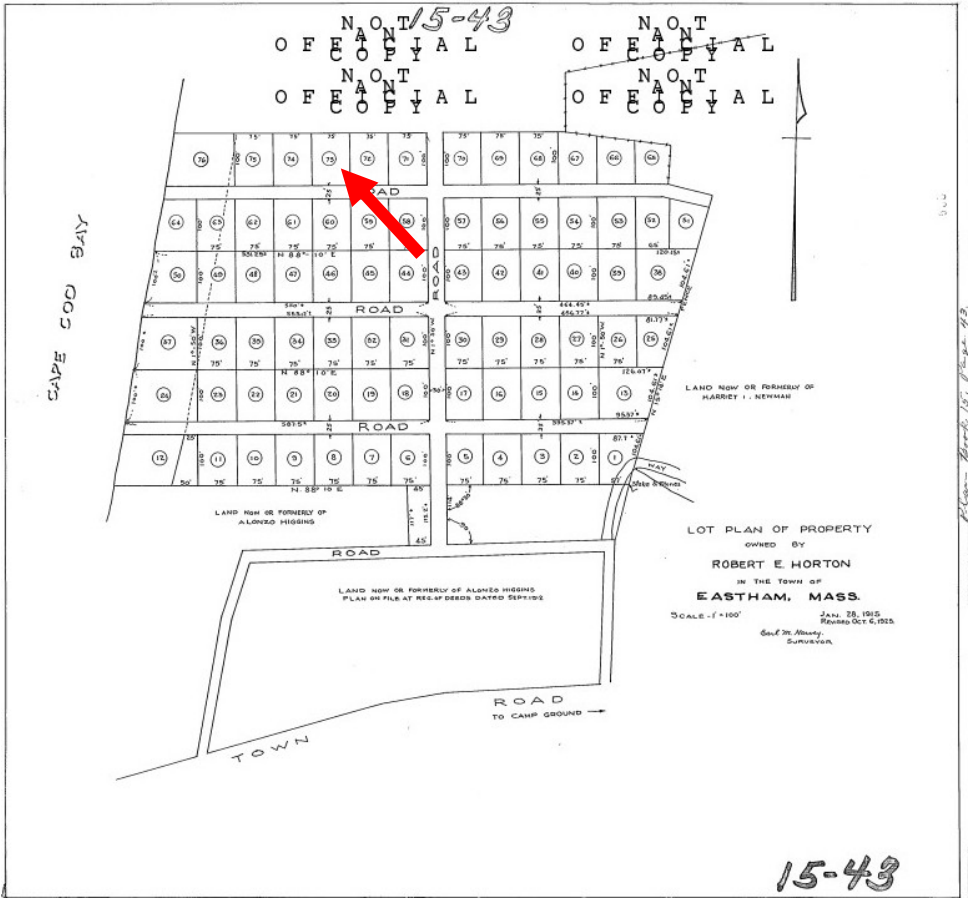


Figure 2. 1925 subdivision plan for Robert E. Horton (arrow to Lot 73 added).